

CASE SUMMARY • CONDITIONAL DISTRICT REZONING

Planning Commission Legislative Hearing • September 6, 2023

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1. Case Overview and Status

Application to rezone property containing .87 acres +/- (Parcel ID: R06212-001-016-000 and R06212-001-017-000) located at 6705 & 6711 Greenville Loop Road from R-15, Moderate-density single-dwelling district to R-10(CD), Medium-density single-dwelling (Conditional District) for a three-lot single-dwelling subdivision. (Cindee Wolf, Design Solutions, Applicant, cwolf@lobodemar.biz, 910-620-2374; Rolina Homes NC, LLC., Owner, whitebeebe@rolinahomes.com, 843-200-8764)

Staff Recommendation

- Conditional Approval

Planning Commission

- Legislative Hearing Scheduled for 9/6/23

City Council

- Legislative Hearing scheduled for 10/3/2023 (pending outcome of Planning Commission meeting)



Report Organization

1. Case Overview & Status
2. Executive Summary & Recommendation
3. Analysis
4. Attachments

CD-11-923

Attachment 2
Aerial Imagery
6705 & 6711 Greenville
Loop Rd

- Site
- Parcels

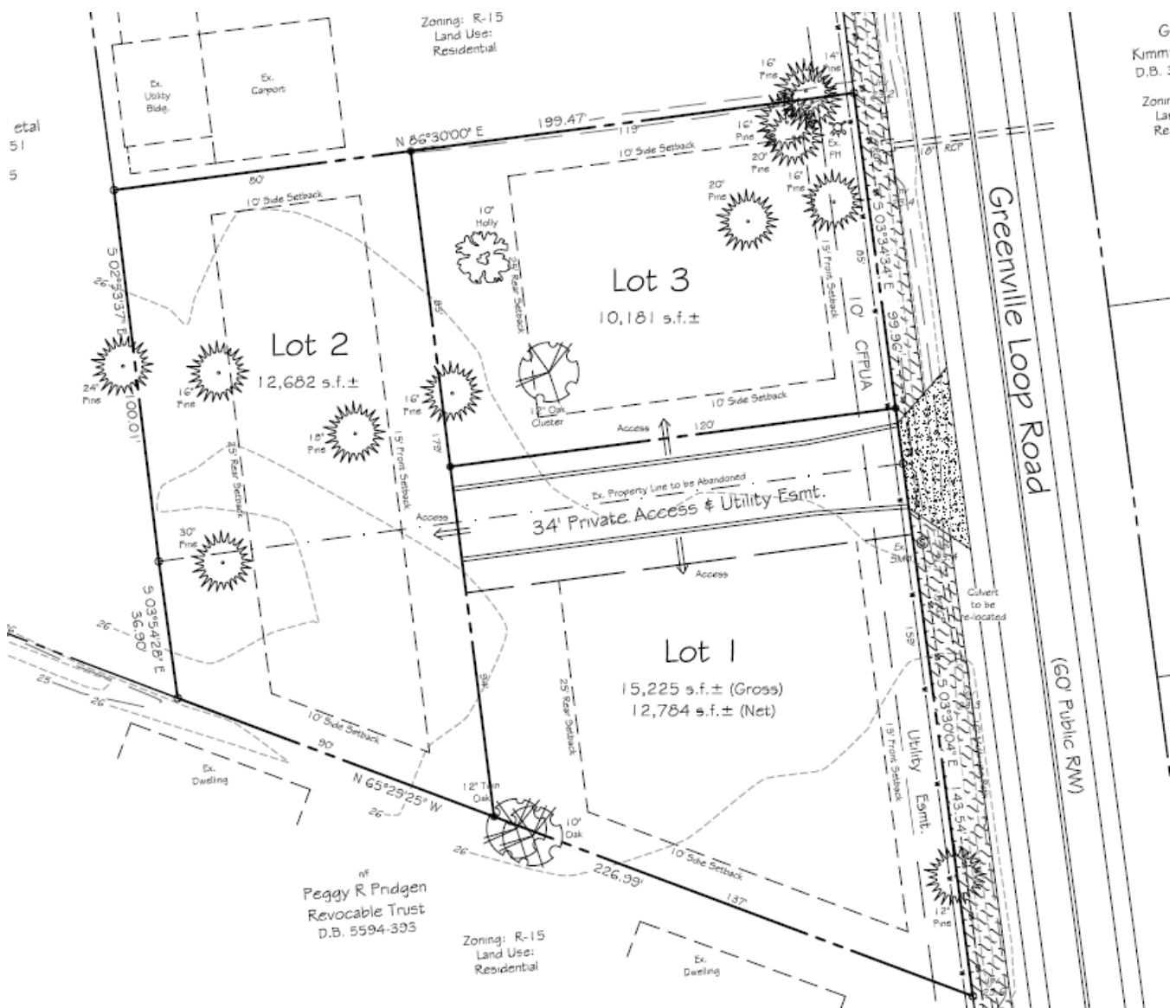


2. Executive Summary & Recommendation

2.1 Proposal

- The applicant proposes to rezone the subject site from R-15, Moderate-density single-dwelling district to R-10(CD), Medium-density single-dwelling (Conditional District) for a three-lot single-dwelling subdivision.
- The project would consist of dividing two single-dwelling lots into three single-dwelling lots over 10,000 square feet in area with access provided to the rear lot via a 34-foot-wide private access easement.

Figure 2.1-A: Proposed Site Plan



2.1.1 Community Meetings

A community meeting was held on July 19th, 2023, at the Long Leaf Park Picnic Shelter #3 (314 Pine Grove Drive). A copy of the community meeting report is attached (Attachment #2). One adjacent property owner made phone inquiries. Discussion included questions regarding the proposal and project timelines.

2.2.2 Public Hearing Notices

	Planning Commission Public Hearing	City Council Public Hearing (tentative)
<i>Signs Posted</i>	8/24/2023	9/21/2023
<i>Letters mailed to property owners within 300 feet</i>	8/24/2023	9/21/2023
<i>Advertisement Date(s)</i>	9/1/2023	9/22/2023 & 9/29/2023

2.2.3 Other

No other communications have been received as of the date of this report.

2.2 Staff Recommendation: **CONDITIONAL APPROVAL**

2.2.1 Criteria for Review and Recommendation

Section 18-586(C)(1) of the Land Development Code (LDC) states: Conditional map amendment decisions shall be made in consideration of identified relevant adopted land use plans for the area, including comprehensive, strategic, district, area, neighborhood, corridor, and other policy documents.

2.2.2 Basis for Staff Recommendation

In reviewing the application, staff notes:

- The Comprehensive Plan promotes quality design and site planning so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.
- The proposed site plan utilizes existing utilities and increases the housing supply while protecting desired neighborhood character through infill development.
- The proposed rezoning is consistent with the Create Wilmington Comprehensive Plan. While staff has evaluated the proposal for consistency with several policies, the policies identified below strongly support the proposed rezoning:
 - **1.2.2** Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and noncontiguous development patterns.
 - **1.7.3.** The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment.

- **1.7.9.** Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.
- **Policy Support/Non-Support.** The following chart identifies the breakdown of consistency between applicable policies and the proposed rezoning. (See analysis for detailed policy analysis.)



2.3 Recommended Conditions

Staff recommends approval subject to the following conditions based on the finding that the request is consistent with adopted plans, reasonable and in the public interest as described in this report:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by city staff and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by City Council on October 3, 2023.
5. Any significant and specimen trees located outside of the building footprint and essential site improvements must be protected and retained.

3. Analysis

3.1 Site History

- There is no known zoning history of the subject properties.

3.2 Area Context and Existing Conditions

Map 3.1-A: Land Use and Zoning



	Current Zoning	Existing Land Use(s)
Subject Property	R-15	Residential
North	R-15	Residential
South	R-15	Residential
East	R-15	Right-of-way, Residential
West	R-15	Vacant

3.3 Consistency of Proposed Development with Land Development Code (LDC) Requirements

The following information represents a preliminary analysis of the proposed development's compliance with applicable LDC requirements per section 18-157(B). Full site plan review and approval will be required from the TRC prior to construction release. Key components are identified and summarized below.

3.3.1 Zoning District Purpose Statements

- **R-15, Moderate-density single-dwelling district (existing):** This district is intended to accommodate existing single-dwelling neighborhoods on moderate sized lots, yielding a gross density of less than three units per acre. Use of the R-15 district should be limited to infill sites in already developed locations.
- **R-10, Medium-density single-dwelling district (proposed):** The R-10 district is intended to accommodate single-dwelling development at a gross density of about four units per acre. To retain the character of existing neighborhoods and ensure their continued viability, this district permits a variety of residential types at a scale compatible with the established residential surroundings. R-10 frequently serves as a transition between nonresidential or higher-density neighborhoods and lower-density single-dwelling neighborhoods.

3.3.2 Parking

- The Land Development Code does not require off-street parking for detached single-dwelling residential uses.

3.3.3 Buffers, Landscaping and Trees

- A landscaping plan would not be required.
- Single-dwelling zoned lots of one acre or less are exempt from tree preservation requirements if they are developed with or permitted for a detached single dwelling unit.

3.3.4 Environmental

- The site is not located within a Special Flood Hazard Areas and does not contain jurisdictional wetlands.

3.4 Consistency with Adopted Plans

3.4.1 CAMA Plan

The properties are designated as Wetland Resource Protection in the 2006 CAMA plan.

3.4.2 Walk Wilmington Plan

The properties are located along the Greenville Loop Trail project with direct frontage along the multi-use path. The project is currently under the property acquisition phase with construction slated to begin by January 2024.

3.4.3 **Wilmington/New Hanover County Comprehensive Greenway Plan**

The properties are located along the Greenville Loop Trail project with direct frontage along the multi-use path.

3.5 **Consistency with *Create Wilmington Comprehensive Plan***

The Comprehensive Plan identifies three questions to be considered when determining the consistency of a proposed use or zoning district with the Comprehensive Plan:

- Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?
- Is the form and function of the proposed development appropriate for the category designated on the Growth Strategy Maps?
- Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?

Analysis of policies that are applicable to the proposed amendment are organized pursuant to these three considerations. Only policies that directly relate to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend changes to regulation as well as policies that recommend action by the City or other organizations were deemed not applicable to this proposal.)

Not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal.

The policy analysis uses the following symbology:

Note: Policy analysis includes an updated symbology for clarity and ease of use



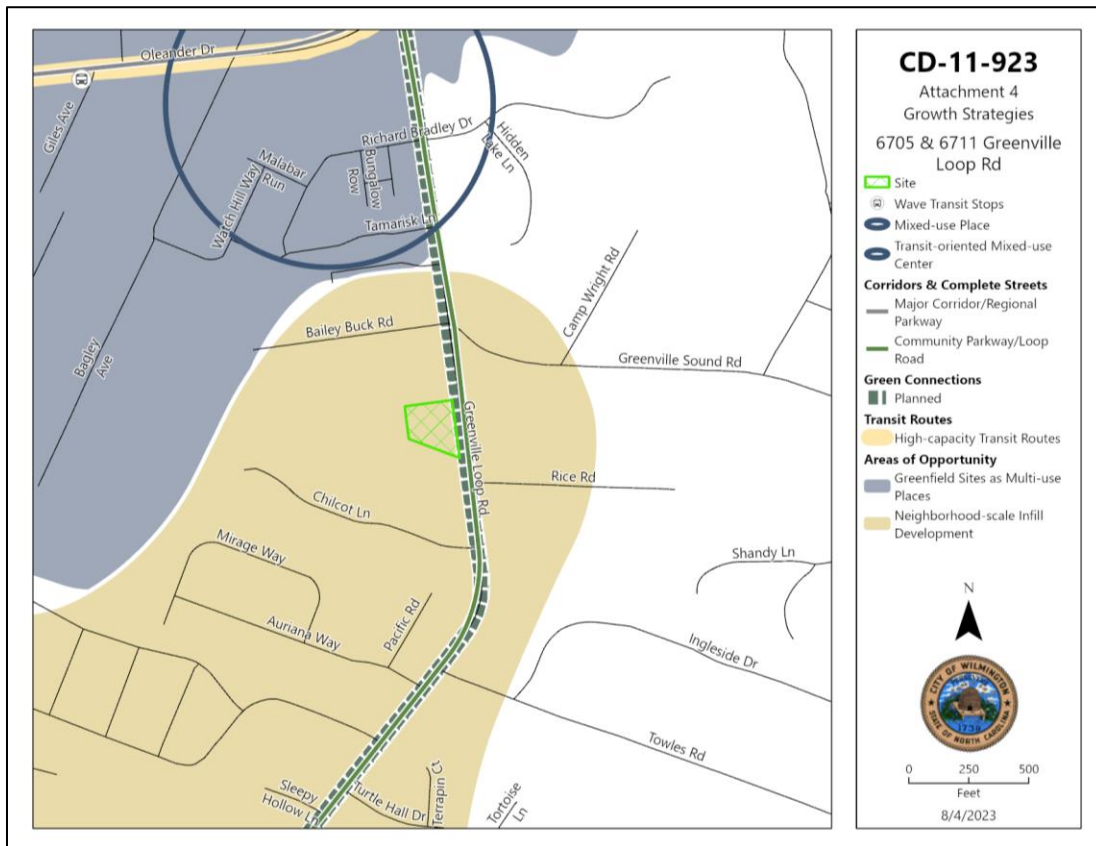
3.5.1 **Is the Proposal consistent with the policies contained in the Comprehensive Plan?**

1	Development and City Building		
Citywide Growth			
1.2.2	Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and noncontiguous development patterns.		↑
Compatibility			
1.4.1	Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.		↕
Neighborhood Conservation and Revitalization			
1.7.3	The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment.		↑

1.7.4	Unique character areas that have become marked by vacant or abandoned buildings, underutilized older buildings, and low occupancy rates should be priority areas for rehabilitation and adaptive reuse.	↑
1.7.9	Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.	↑
1.7.10	Infill sites within existing neighborhoods should be developed consistently with the design elements of nearby structures and in a manner that enhances or improves the character of the area.	↕
Infill and Redevelopment		
1.11.3	Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity.	↕
9	Urban Design and Placemaking	
Unique Wilmington		
9.1.8	New development should reflect the context within which it is constructed, both in terms of architectural style and urban form. The adaptive reuse of unique buildings and landscape elements should be encouraged.	↕
Neighborhoods		
9.5.1	As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.	↕

3.5.2 Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

Map 3.5.2-A: Growth Strategies Map



Areas of Opportunity

The subject property is designated as Neighborhood-scale Infill Area of Opportunity on the Growth Strategies Map. Areas of Opportunity represent the parts of the city that have the greatest potential to accommodate future growth, infill, and new development. Efforts should be made to ensure a cohesive development pattern in these areas.

There are several types of Areas of Opportunity, and they vary in terms of land use hierarchy, intensity of development, and anticipated change. Each area has an overarching growth strategy. Development within an Area of Opportunity should be reflective of the underlying community development patterns.

The applicable policy identified for Neighborhood-scale Infill areas that is relevant to the proposal is outlined below:

Map	Areas of Opportunity
Neighborhood-scale Infill Principles	
Focus on small-lot infill development, especially single-family residential.	



3.5.3 Will community facilities, parks and other infrastructure be available at appropriate levels to serve the development as proposed?

Vehicular Traffic

- Access to the site would be from Greenville Loop Road and through a private access easement.
- Table 3.5.3-A below indicates that the surrounding street network is currently operating at a level of service (LOS) of F. Table 3.5.3-B indicates that there would be slight increase in the estimated vehicle trips associated with the proposal.
- Based on the estimated trip generation a Traffic Impact Analysis (TIA) is not required.

Table 3.5.3-1. Current Volume, Capacity and Level of Service

Road	Location	Volume	Planning Capacity	V/C	LOS
Greenville Loop Road	Between Rice Road and Bailey Buck Road	23,467	10,979	2.14	F

Table 3.5.3-B. Estimated Trip Generation

Zoning	Land Use	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2-way Volume Trips (ADT)
R-15 (existing)	Single-dwelling Detached	2	1	2	19
R-15 (existing)	Accessory Dwelling Units	2	1	1	13
TOTAL			2	3	29
R-10 (CD) (proposed)	Single-dwelling Detached*	3	2	3	28
R-10 (CD) (proposed)	Accessory Dwelling Units*	3	1	1	13
TOTAL			3	4	41
NET DIFFERENCE			+1	+1	+12

Source: Institute of Transportation Engineers Trip Generation, 11th Edition, 2021.

*Based upon potential buildout within the R-10 and R-15 districts

Bicycle, Pedestrian, and Transit Facilities

- The applicant is not proposing any bicycle, pedestrian, or transit facilities on site.

Public Utilities

- The site has access to water and sewer mains located along Greenville Loop Road.

Table 3.5.3-C. Cape Fear Public Utilities (CFPUA)

Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	12"	Greenville Loop Road
Sewer Main (Existing)	CFPUA	8"	Greenville Loop Road

Stormwater

- Stormwater management would not be required for individual single-dwelling lots.

4. Attachments

1. Conditional District Rezoning Application (dated 7/25/2023)
2. Community Meeting Report (dated 7/24/2023)
3. Proposed Site Plan (dated 8/9/2023)